Horsham District Council

DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
DISC/25/0179
Geerings , Dorking Road, Warnham, West Sussex, RH12 3RY

DESCRIPTION:
Approval of details reserved by condition 2 to approved application DC/22/1765

RELEVANT PLANNING HISTORY:

DC/22/1765	Removal of the existing garden store, potting shed and erection of a 4no. bay garage, and garden store. Refurbish and convert the outbuildings including the stable and garden room. Internal alterations, fenestration alterations and replacement with double glazing, roof repairs, and insulation to the main house. Relocation of the existing swimming pool with associated hard and soft landscaping. (Listed Building Consent)	Application Permitted on 19.04.2023

PLANNING ASSESSMENT
Planning Application DC/19/2023 was granted consent on 19.04.2023. This permission was for the following:

Removal of the existing garden store, potting shed and erection of a 4no. bay garage, and garden store. Refurbish and convert the outbuildings including the stable and garden room. Internal alterations, fenestration alterations and replacement with double glazing, roof repairs, and insulation to the main house. Relocation of the existing swimming pool with associated hard and soft landscaping. (Listed Building Consent)

Consent is sought to discharge the details reserved by condition 2: -

Pre-commencement Condition: *Prior to relevant work beginning, the following details shall have been submitted to and approved in writing by the Local Planning Authority. The relevant works must not be executed other than in complete accordance with these approved details:*

- *Samples or specifications of external materials and surface finishes.*

Reason: As this matter is fundamental to ensure that the significance of the designated heritage asset, and the character, appearance and integrity of the building, is not prejudiced, thereby preserving the special architectural or historic interest which it possesses, and to comply with Policy 34 of the Horsham District Planning Framework (2015).

The supporting document outlines the proposed materials for the roof of the new 4-bay garage and the main house. For the garage, reclaimed Keymer clay tiles are proposed, as shown in the accompanying photograph (Appendix 1 of statement). For the main house, the intention is to retain Horsham stone on all existing roof pitches previously laid with this material, except for one less visible pitch. This particular area, which is not visible from the A24 or the adjacent footpath, will be tiled using a “Dark” clay tile from the Traditional Clay Roof Tiles Developer Range. This tile closely resembles the

previously approved Goxhill Dark Chestnut tiles, which are no longer available as stated within the body of the statement. The change in material is due to limited availability of replacement Horsham stone, although enough have been sourced to maintain consistency across the more prominent roof areas.

It is considered that the materials and approach set out would fulfil the requirements of the condition and preserve the significance of the heritage asset. The submitted details are therefore considered acceptable.

Recommendation: Application Permitted

Plans list for: DISC/25/0179
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

Schedule of plans/documents **approved**:

Plan Type	Description	Drawing Number	Received Date
Elevation plan	Main House	22002-E	04.06.2025
Elevation plan	Garages and Garden Room	22002-E	04.06.2025
Elevation plan	Garden Store and Potting Shed	22002-E	04.06.2025
Roof plan			04.06.2025
Details plan	Condition 2		04.06.2025

DELEGATED

Case Officer sign/initial Shazia Penne Date: 29.07.2025

Authorising Officer sign/initial Guy Everest Date: 30.07.2025